



Charlmont Road, SW17

£490,000 *Leasehold*

A beautifully presented two double bedroom first-floor flat for sale with a wonderful private garden.



#### KEY FEATURES

- Leasehold
- First Floor Flat
- Period Conversion
- Two Large Double Bedrooms
- Private Garden
- Close To Excellent Transport Links



Tooting

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The accommodation comprises a beautifully light full width reception room to the front of the property. Two well-proportioned double bedrooms with the master having generous built in wardrobes. A large family bathroom with stylish and chic fixtures, a fully fitted kitchen with stairs leading down to the garden. This stunning flat offers huge potential to convert the loft subject to the necessary consent and planning, with the freehold available for purchase as well.

Charlmont Road a popular tree-lined residential road in Tooting Broadway. All local amenities, bars and restaurants are within a short walk, with local bus routes as well as Tooting Broadway station (Northern line, Zone 3) only a small distance away, both allowing frequent access into and out of the city.



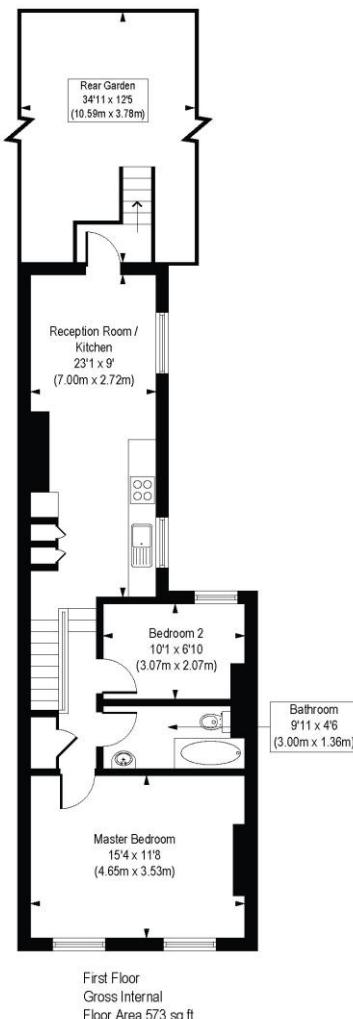


## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** TBC  
**Council Tax Band:** B  
**EPC rating:** C

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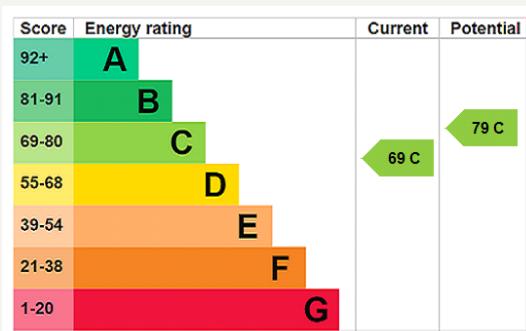
Approx. Gross Internal Floor Area 595 sq. ft / 55.30 sq. m



Ground Floor  
Gross Internal  
Floor Area 22 sq ft

First Floor  
Gross Internal  
Floor Area 573 sq ft

COMPLIANT WITH ENERGIEEFFICIENCY DIRECTIVE. Floorplan is for illustrative purposes only and not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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